

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

Action Information

MEAD Number:
200314

Resolution:
 Yes No

TITLE:

King Street Conveyance

PRESENTATION SUMMARY:

Approval for an easement conveyance of the King Street Metro station's Kiss & Ride, bus loop, and sidewalks to the City of Alexandria while Metro retains authority over bus operations and future reconfiguration and reconstruction within the easement area.

PURPOSE:

Obtain Board approval to negotiate and convey permanent easement to the City of Alexandria at King Street Station.

DESCRIPTION:

In 2010 the City of Alexandria initiated a reimbursable project to upgrade facilities at King Street Station. The project reconfigures and expands the bus loop, relocates Kiss & Ride parking, and improves sidewalks and landscaping. In 2013 the City requested a conveyance of the property to facilitate implementation of the improvements.

Key Highlights:

Conveyance of the easement to the City would:

- Result in Metro foregoing short term parking meter revenue in the amount of approximately \$20K/year;
- Preserve the maintainability and function of adjoining Metro controlled facilities;
- Transfer primary policing responsibility of the new bus loop and kiss-and-ride area to the City of Alexandria. Metro Transit Police would still have primary jurisdiction for the Metrorail station itself;
- Have capital costs for station enhancement project funded entirely by the City of Alexandria;
- Have the City assume all future costs to maintain, repair, replace, and secure the facilities in perpetuity; and
- Reduce Metro's future operating expenses and capital needs at this station, as these operating expenses exceed the foregone lost parking meter revenue.

Background and History:

The City of Alexandria entered into a reimbursable agreement in 2010 with Metro to design and construct upgrades to the parking and bus facilities at the King Street Metro station. In early 2013, the City requested that the land under the facilities be conveyed to the City as a component of the project. The City thereafter would be responsible for maintenance, repair, replacement, and security of the facilities at its expense.

Discussion:

Conveyance of the easement to the City would relieve Metro of future operational and capital expenses for the facilities; allow the City to upgrade the facilities to its own design standards, which are different from Metro's and Metro retains authority over bus operations, future reconfiguration and reconstruction in the easement area.

FUNDING IMPACT:

No Funding Impact - Conveyance of easements would decrease Metro's operational expenses and eliminate any future capital requirements.	
Project Manager:	Kasondra Johnston
Project Department/Office:	Department of Finance and Administration/Office of Real Estate and Station Planning

TIMELINE:

Previous Actions	No previous Board actions
Anticipated actions after presentation	Execution of easements to the City of Alexandria with Metro retaining operational control over the bus loop.

RECOMMENDATION:

Approval for an easement conveyance of the King Street Metro station's Kiss & Ride, bus loop, and sidewalks to the City of Alexandria.

PRESENTED AND ADOPTED: October 24, 2013

SUBJECT: APPROVAL OF THE CONVEYANCE OF LIMITED EASEMENT RIGHTS TO KING STREET STATION PROPERTY TO THE CITY OF ALEXANDRIA

2013-24

**RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY**

WHEREAS, The City of Alexandria has expressed interest in implementing infrastructure improvements and reconfiguration at King Street Station through a reimbursable project focused on increasing bus capacity at the station; and

WHEREAS, The Washington Metropolitan Area Transit Authority (WMATA) Board of Directors approved and established a reimbursable project for reconfiguration at King Street Station in Resolution Number 2010-03; and

WHEREAS, The City of Alexandria is contemplating additional station area amenities including enhanced landscaping, enhanced streetscaping, and other public infrastructure beyond those elements typically provided at WMATA stations; and

WHEREAS, The City of Alexandria has expressed a desire for WMATA to convey property rights to facilitate project execution and long-term maintenance of the aforementioned infrastructure and enhanced amenities; and

WHEREAS, The WMATA Board of Directors adopted in June 2008, Resolution Number 2008-29, that provided guidelines relating to the transfer of Authority real property to local jurisdictions and state governments for reimbursable and other transit projects' now, therefore be it

RESOLVED, That the conveyance of the King Street station property must be executed in accordance with the guidelines established in Resolution Number 2008-29; and be it further

RESOLVED, That WMATA shall convey permanent easements to the City of Alexandria for the construction of the reimbursable project to enhance bus capacity and enhance station area streetscaping and landscaping; and be it further

RESOLVED, That the City of Alexandria shall be responsible in perpetuity for ongoing maintenance to and repair of the new infrastructure and public amenities, including snow removal and salting of roads and sidewalks; and be it further

Motioned by Ms. Bowser, seconded by Mr. Dyke

Ayes: 8 - Mr. Downs, Mr. Downey, Mr. Nichols, Mrs. Hudgins, Mr. Dyke, Ms. Bowser, Mr. Acosta and Mr. Goldman

RESOLVED, That the City of Alexandria shall have primary jurisdiction for policing the new infrastructure and public amenities while WMATA shall retain primary jurisdiction for policing the Metrorail station itself; and be it further


RESOLVED, That WMATA will retain authority over current and ongoing bus operations, any changes to bus operations, and any proposed future reconfiguration or reconstruction of transit facilities, and that these authorities will be implemented through permanent easements and/or covenants, conditions, and restrictions that run with the land; and be it further

RESOLVED, That the final design of the reimbursable project must accommodate parking for WMATA non-revenue support vehicles and must reserve space for a WMATA bike station that is currently planned for the King Street Station; and be it further

RESOLVED, That the Board of Directors approves the negotiation and execution of the documents required for conveyance of limited easement rights at the King Street Station Property to the City of Alexandria, subject to the conditions above and appropriate restrictions being incorporated in the conveyance agreements, and be it finally

RESOLVED, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,



Kathryn H.S. Pett
General Counsel

WMATA File Structure Nos.:
12.7.3 Station Area Plans
23.3.2 Disposal of Less-Than-Fee Permanent Interest (easements)